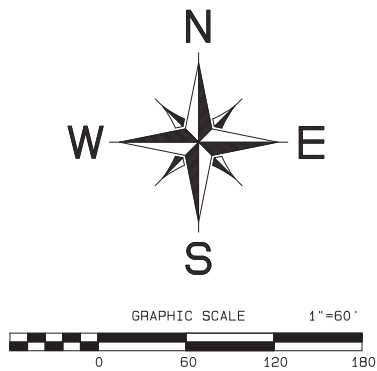


VICINITY MAP
(NOT TO SCALE)



PROPERTY DESCRIPTION

STATE OF TEXAS;
COUNTY OF TARRANT;

BEING a tract of land situated in the W.C. Newton Survey, Abstract No. 1182 and the S. Richardson Survey, Abstract No. 1266, City of North Richland Hills, Tarrant County, Texas, being all of that tract of land as described in deed to Kenneth G. Ashlock and wife, Judith K. Ashlock, recorded in Volume 12352, Page 356, Deed Records, Tarrant County, Texas, being all of that tract of land as described in deed to Jody V. Austin and wife, Susan A. Austin, recorded in 0208336368, Deed Records, Tarrant County, Texas, being a portion of that tract of land as described in deed to Jody Austin and wife, Susan A. Austin, recorded in Volume 8095, Page 616, Deed Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a Right-of-Way marker in the new west right-of-way of line of Precinct Line Road (R.O.W. varies) at the southeast corner of said Ashlock tract, said point lying in the north line of a tract of land as described in deed to Coude Partners, Ltd., recorded in 0205166057, Deed Records, Tarrant County, Texas;

THENCE S 89°55'15" W, along the south line of said Ashlock tract, the north line of said Coude tract, and the north line of Thornbridge East, an addition to the City of North Richland Hills, Tarrant County, Texas as recorded in Cabinet A, Slide 4133, Plat Records, Tarrant County, Texas, a distance of 1249.89 feet to the east line of Thornbridge, Phase V, an addition to the City of North Richland Hills, Tarrant County, Texas as recorded in Cabinet A, Slide 4134, Plat Records, Tarrant County, Texas;

THENCE N 01°20'04" W (plat N 00°27'01" W), along the east line of said Thornbridge, Phase V, a distance of 246.07 feet;

THENCE N 00°16'50" W (plat N 00°27'01" W), along the east line of said Thornbridge, Phase V, a distance of 261.75 feet to the south line of a tract of land as described in deed to Gene E. Ratcliff and wife, Joan C. Ratcliff, recorded in Volume 8361, Page 99, Deed Records, Tarrant County, Texas;

THENCE along the north line of said Austin tracts and the south line of said Ratcliff tract, as follows:

N 89°38'49" E, a distance of 1065.39 feet to an iron pin for corner;

N 00°04'23" W, a distance of 31.79 feet to an iron pin for corner;

S 89°57'42" E, a distance of 179.06 feet to the aforementioned new west right-of-way line of Precinct Line Road;

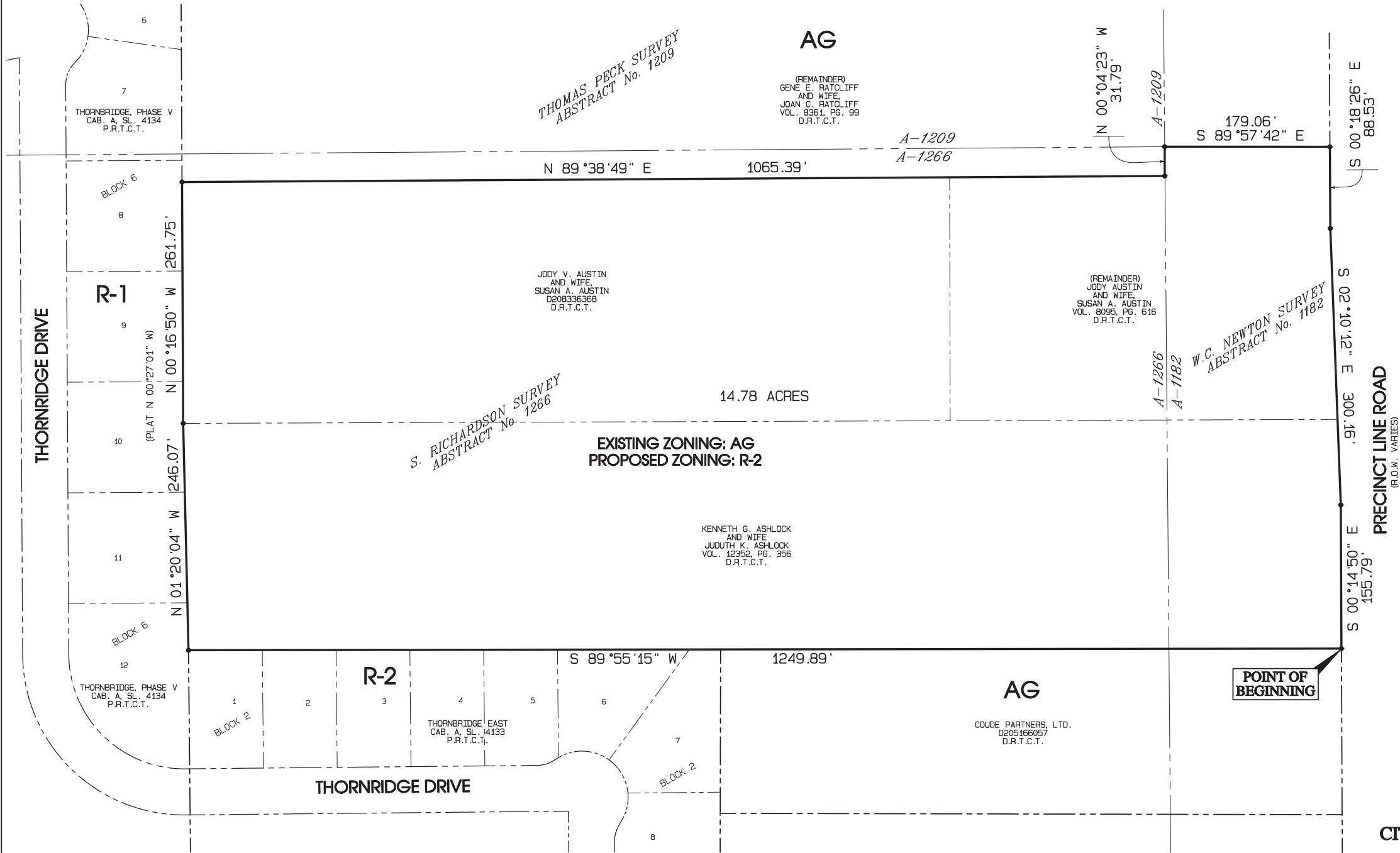
THENCE along the new west right-of-way line of said Precinct Line Road, as follows:

S 00°18'26" E, a distance of 88.53 feet;

S 02°10'12" E (reference bearing per Volume 12456, Page 508, Deed Records, Tarrant County, Texas), a distance of 300.16 feet to a Right-of-Way marker;

S 00°14'50" E, a distance of 155.79 feet to the POINT OF BEGINNING and containing 14.78 acres of land, more or less.

NOTE:
This document was prepared under 22TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



PREPARED BY:

GOODWIN & MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051

Metro (817) 329-4373

TBPE REGISTRATION # F-2944

TBPLS # 10021700

ZONING EXHIBIT
14.78 ACRES

SITUATED IN THE

W.C. NEWTON SURVEY, ABSTRACT No. 1182

S. RICHARDSON SURVEY, ABSTRACT No. 1266

CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

APRIL 2016